

(410)-426-4112
(410)-444-1650 (Fax)

GEORGE L. SCHNADER III
PRESIDENT

SCHNADER PROPERTIES INC.
APARTMENTS
110 Windward Court
Elkton, Maryland 21921

Interested In:

Unit # _____

This application is a non-negotiable instrument. If not understood, seek competent legal advice.

**Return with \$35.00 application fee per applicant
if not married,
Copy of three most recent pay stubs,
Copy of license and social security card.**

Apartment Rental Application

1. Personal Information

Applicant's Full Name

Co-Applicant's Full Name

Date of Birth Social Security #

Date of Birth Social Security #

Home Phone # Cell Phone #

Home Phone # Cell Phone #

Email Address

Email Address

2. Residential History (Past 3 years required)

Applicant's Present Address (Zip Code required)

Co-Applicant's Present Address (Zip Code required)

Length of Occupancy Rent / Mortgage Amount

Length of Occupancy Rent / Mortgage Amount

Community Name / Landlord Phone #

Community Name / Landlord Phone #

Applicant's Prior Address

Co-Applicant's Prior Address

Length of Occupancy Rent / Mortgage Amount

Length of Occupancy Rent / Mortgage Amount

Community Name / Landlord Phone #

Community Name / Landlord Phone #

Note: In order to qualify for an apartment, the following requirements must be met:

The gross weekly income or combined income of prospective tenants must be at least 70% of the amount of monthly rent.

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Credit ratings, past rental records and wages will be evaluated and confirmed. A bad credit or rental history, or omission of pertinent information will jeopardize the acceptance of this application.

3. Employment Information

Applicant's Employer _____ Phone # _____

Co-Applicant's Employer _____ Phone # _____

Employer's Address _____

Employer's Address _____

Length of Employment _____ Gross Weekly Income _____

Length of Employment _____ Gross Weekly Income _____

Other Source _____ Weekly Income _____

Other Source _____ Weekly Income _____

4. Automobiles

Applicant's Driver's License # _____ State _____ Exp. Date _____

Co-Applicant's Driver's License # _____ State _____ Exp. Date _____

Vehicle Make _____ Year _____ Color _____ Tag # _____

Vehicle Make _____ Year _____ Color _____ Tag # _____

5. Additional Occupants

List all other persons to be occupying the apartment.

<u>Name</u>	<u>Gender</u>	<u>Date of Birth</u>	<u>Relationship to Applicant / Co-Applicant</u>

6. Emergency Contact (Not living with Applicant/Co-Applicant)

Contact Name _____ Address _____ Home / Cell Phone # _____ Work Phone # _____

In the event of serious injury or death of Applicant and/or Co-Applicant, the above listed person () may / () may not enter the apartment and remove and/or store all contents found in the dwelling, adjoining area and mailbox.

Applicant's Signature _____

Co-Applicant's Signature _____

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7. Has Applicant, Co-Applicant, or any occupants listed herein ever:

A) Been convicted of and/or pled "guilty" or "no contest" to any felony or offense? If yes, explain.

B) Been evicted from a rental dwelling or received a notice to vacate? If yes, explain.

Your application for residency may be rejected if you are listed as a sexual predator or offender; have ever been convicted of a felony; have felony charges pending; or have pled "guilty" or "no contest" to any felony, regardless of outcome.

8. Applicant / Co-Applicant Consent

A) Non-Refundable Credit and Processing Charge

Applicant / Co-Applicant submits herewith a non-refundable amount of **\$35.00 per applicant or married couple** for credit check and processing charges. If this application is not approved, said sum would be retained by management to cover the cost of processing. Applicant / Co-Applicant understand and agree that the acceptance of the application fee does not obligate Owner to enter into a Rental Agreement with Applicant / Co-Applicant. Notwithstanding any approval of this application, Owner will not be obligated to enter into a Rental Agreement with Applicant / Co-Applicant for the specified apartment at the specified rent for the specified occupancy date if, for reasons beyond its reasonable control, Owner is unable to provide Applicant / Co-Applicant with possession of that apartment at that rent on that date. Such reasons may include, but are not limited to the failure or refusal of the occupant(s) of the specified apartment to vacate. Under such circumstances, Owner may offer Applicant / Co-Applicant a substantially equivalent apartment, if one is available, or Owner may cancel Applicant's / Co-Applicant's application without any liability for doing so other than to return all money or property given as prepaid rent, or security deposit.

Applicant / Co-Applicant have read this application. Applicant / Co-Applicant hereby affirms that the information provided to complete this application is true, correct and complete and that he or she has not withheld any facts or circumstances that might, if disclosed, affect this application unfavorably. Applicant / Co-Applicant hereby authorize Owner to investigate and verify any information contained in this application and any additional information obtained in Owner's investigation. Applicant / Co-Applicant authorizes and directs all persons concerned to provide such information as Owner may request and releases them and each of them from any and all liabilities for doing so. Applicant / Co-Applicant hereby authorizes Owner and its Agents at any time, including after termination of Applicant's / Co-Applicant's tenancy, to obtain a Consumer Report (also known as a credit report) and any other information it deems necessary, for the purpose of evaluating the application.

Applicant / Co-Applicant understands that such information may include, but is not limited to, credit history, civil and criminal information, records of arrest, rental history, employment/salary details, vehicle records, licensing records and/or any other necessary information about Applicant / Co-Applicant for any purpose, including in connection with the collection of any sums claimed to be due arising out of Applicant's / Co-Applicant's tenancy.

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B) Good Faith Deposit

A good faith deposit in the amount of \$ _____ is submitted with this application. If application is approved, this deposit can be applied toward the payment of Applicant's / Co-Applicant's Security Deposit of \$ _____ *, which is due prior to taking possession of the apartment, and Applicant / Co-Applicant agrees to execute management's usual rental lease agreement on or before the occupancy date set forth in this application. If, for any reason, management rejects this application, the good faith deposit submitted herewith will be refunded in full to Applicant / Co-Applicant. Applicant / Co-Applicant may cancel this application by written notice within **72 hours** and receive a **full refund** of the good faith deposit. If Applicant / Co-Applicant cancels this application **after 72 hours**, fails to execute management's usual rental lease agreement or refuses to occupy the premises on the agreed upon date, the good faith deposit will be held until management can determine if it has incurred any expenses or rental loss due to the cancellation. These costs will be deducted from the good faith deposit and the balance will be refunded to Applicant / Co-Applicant.

*** Security Deposit is based on credit and rental history.**

Applicant's Signature

Date

Co-Applicant's Signature

Date

FOR OFFICE USE ONLY

Property: _____

Address: _____ Apt. #: _____

Rent: _____ Includes: _____

Ready by: _____ Leased/MM: _____

App. Rcv'd: _____ By: _____